LOT 53
IN OR 2208/1277
PLUMMER CREEK PHASE TWO B

DODGE STACEY H
78566 GOLDFINCH LN
YULEE, FL 32097

2026

12-2N-26-1603-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

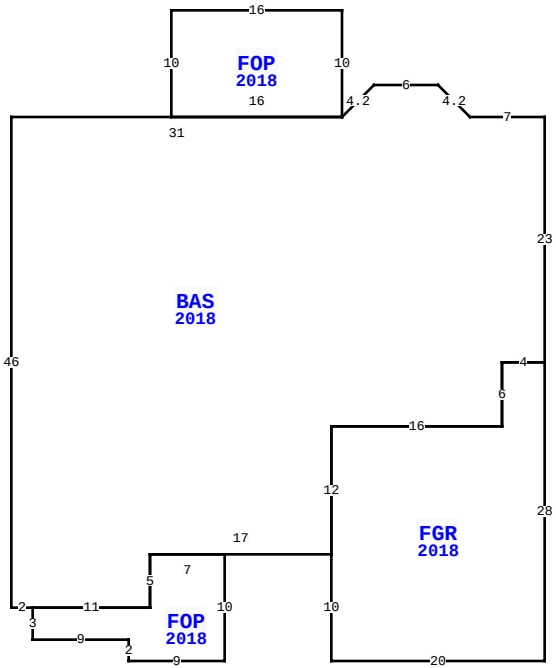
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2018	1,878	238,146
FGR	464	55	2018	255	32,336
FOP	107	30	2018	32	4,058
FOP	160	30	2018	48	6,087
TOTALS	2,609			2,213	280,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	124.5090	130.73	289,305	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1878 HX Base Yr 2019



78566 GOLDFINCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,626
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		345,626
SOH/AGL Deduction		87,020
ASSESSED VALUE		258,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,195
TOTAL JUST VALUE		345,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000878	CO ISSUED	0	06/20/2018
18000878	NEW CONSTR	246,021	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/1277	6/28/2018	WD	Q	I	02	266,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DODGE STACEY H						
2174/1911	1/25/2018	WD	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W7 U3 L3 W6 D3 L3 FOP=[YR=2018] N10 W16 S10 E16$ W31 S46 E2 FOP=[YR=2018] S3 E9 S2 E9 N10 W7 S5 W11$ E11 N5 E17 FGR=[YR=2018] S10 E20 N28 W4 S6 W16 S12$ N12 E16 N6 E4 N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS